

Recommended Conditions of Draft Plan Approval for  
Draft Plan of Subdivision 25T-201401

That this approval apply to "Part of Lot 33 – Concession 8", 25T-201401, prepared by Webb Planning Consultants, and certified by S.D. McLaren, O.L.S., dated February 25, 2014 showing 76 single detached residential lots (Lots 1-76), 147 street townhouse units (Blocks 77-103), 2 blocks for medium density residential development, being approximately 644 units (Blocks 104-105), 2 blocks for mixed use development (Blocks 106-107); 1 block for a neighbourhood park (Block 108); 1 block for open space purposes (Block 109); 1 block for a stormwater management pond (Block 110); 1 block for a pedestrian walkway (Block 111); 1 block for future development with adjacent lands (Block 112); 1 block for road widening purposes (Block 113); 2 blocks for a 0.30 m reserve (Blocks 114-115); and, 6 proposed streets (Streets A-F), be received and endorsed by City Council with the following special conditions:

Development Planning

1. That Blocks 106 and 107 be developed with adjacent properties to consolidate the lands and consolidate driveways, to the satisfaction of the Senior Director of Growth Management, Director of Planning and Chief Planner, and the Director of Engineering Services, Public Works Department.
2. That the Owner / Developer shall include the following in all offers of purchase and sale and rental leases and in the development agreement, and any rental or lease agreements required for occupancy, to the satisfaction of the Director of Planning and Chief Planner:

For all Lots and Blocks:

- (i) Purchasers / tenants are advised that this property is eligible for weekly collection of garbage, recycling, organics and leaf and yard waste through the City of Hamilton subject to compliance with specifications indicated by the Public Works Department and subject to compliance with the City's Solid Waste Management By-law 09-067, as amended.
- (ii) It is the responsibility of the property owner/tenant to ensure that the parking provided on site is sufficient for his/her needs. Parking in the surrounding neighbourhood is highly restrictive and on-street parking, over flow parking may not be available and cannot be guaranteed in perpetuity".

Lots 5 to 7; Lots 74 to 76; Blocks 79 to 84; and Blocks 89 to 91:

- (iii) Purchasers / tenants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment.
  - (iv) This dwelling unit has been designed with the provision for adding central air conditioning at the occupant's discretion. Installation of central air conditioning by the occupant in low and medium density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment.
3. That the Owner / Developer further agrees, in writing, to submit a Detailed Noise Study at the Site Plan Control stage for Blocks 104 to 107, inclusive, in order to investigate the impact of road traffic noise sources on the proposed residential development of these Blocks. As part of the Site Plan Control application, a Detailed Noise Study prepared by a qualified Professional Engineer containing the recommended control measures shall be submitted and implemented to the satisfaction of the City of Hamilton, Director of Planning. Should a peer review of the acoustical report be warranted, all associated costs shall be borne by the owner/applicant and shall be submitted to the satisfaction of the City of Hamilton, Director of Planning and Chief Planner, and the Senior Director of Growth Management.
  4. That, **prior to preliminary grading or servicing**, the Owner / Developer shall submit a Tree Protection Plan (TPP) prepared by a tree management professional (i.e. certified arborist, registered professional forester or landscape architect) showing the location of drip lines, edges of existing plantings, the location of all existing trees and the methods to be employed in retaining trees to be protected to the satisfaction of the Director of Planning and Chief Planner. The TPP is to be based on information provided in the General Vegetation Inventory prepared by Adesso Design Inc. (January 2014).
  5. That, **prior to registration**, the Owner / Developer prepare a Landscape Plan prepared by a certified Landscape Architect showing the placement of compensation trees for any tree removals, completed in accordance with the Tree Preservation Plan, and gateway entrance features at the intersections of Rymal Road East and Street "D", and the Upper Red Hill Valley Parkway and Street "A", to the satisfaction of the Director of Planning and Chief Planner.

6. That, ***prior to preliminary grading or servicing***, the Owner / Developer shall submit a detailed design / restoration plan for the multi-use corridor to the satisfaction of the Director of Planning and Chief Planner, and the Hamilton Conservation Authority. The elements identified within Section 6.1 of the Comment Response and EIS Addendum prepared by Renovo Watershed Sciences Inc. (Dec. 2014) are to be included in the design of the multi-use corridor.
7. That, ***prior to registration***, the Owner / Developer shall submit a monitoring plan to the satisfaction of the Director of Planning and Chief Planner, and Hamilton Conservation Authority to monitor the design and effectiveness in the movement of wildlife. The Monitoring Plan will be based on the discussion provided in Section 6.3 of the Renovo Watershed Sciences Inc. Comment Response and EIS Addendum (Dec. 2014).
8. That, ***prior to registration***, the Owner / Developer shall submit a monitoring plan for the compensation wetland to the satisfaction of the Director of Planning and Chief Planner, and the Hamilton Conservation Authority.
9. That, ***prior to preliminary grading or servicing***, the Owner / Developer shall submit a water balance to the satisfaction of the Senior Director, Growth Management, and the Hamilton Conservation Authority.
10. That, ***prior to preliminary grading or servicing***, upon final approval of the Core Area requirements as per Conditions "7" to "14" and, "65" to "75", inclusive, on Appendix "E" to Report PED16072, that a revision to Map B.7.7-2 – Trinity West Secondary Plan - Natural Heritage, be completed accordingly, to the satisfaction of the Director of Planning and Chief Planner.
11. That the owner shall satisfy all conditions, financial or otherwise, of the City of Hamilton.

#### Development Engineering

12. That ***prior to registration***, the Owner / Developer submits the required Change of Street Name fee for the renaming of Upper Mount Albion Road (only the portion off of Rymal Road East), to the satisfaction of the Senior Director, Growth Management.
13. That the Owner / Developer acquires the necessary lands at the rear of 1845 and 1847 Rymal Road East, to allow Street "E" to have a minimum width of 20 metres, to the satisfaction of the Senior Director, Growth Management.

14. That ***prior to registration of the subdivision agreement***, the Owner / Developer shall acquire the lands described as Parts 3 and 4 on Plan RC-S-863, from the City of Hamilton at fair market value, to the satisfaction of the Senior Director of Growth Management.
15. That, ***prior to preliminary grading or servicing***, the Owner / Developer shall implement the mitigation recommendations (Sections 4, 5, 8 and 9) of the Terra Dynamics Consulting Inc. (January 2014) report, to the satisfaction of the Senior Director of Growth Management.
16. That, ***prior to registration of the plan of subdivision***, 4.5 metre by 4.5 metre daylight triangles be established on the final plan of subdivision at the intersections: Streets 'C' and Street 'D'; Street 'B' and Street 'C'; Street 'B' and Street 'D'; Street 'B' and Street 'F'; Street 'D' and Street 'E', all to the satisfaction of the Senior Director, Growth Management.
17. That, ***prior to registration of the plan of subdivision***, a 9.0 metre by 9.0 metre daylight triangle be established on the final plan of subdivision at the intersection of Street 'C' and Street 'A' and the intersection of Street 'A' and Upper Mount Albion Road to the satisfaction of the Senior Director, Growth Management.
18. That, ***prior to registration of the plan of subdivision***, a 12.0 metre by 12.0 metre daylight triangle be established on the final plan of subdivision at Street 'E' and Rymal Road East to the satisfaction of the Senior Director, Growth Management.
19. That, ***prior to registration of the plan of subdivision***, Block 113 be dedicated to the City of Hamilton as public highway, by Owner's certificate on the final plan of subdivision for road widening on Highland Road West and Upper Mount Albion Road from Highland Road West to the proposed Street "A", to the satisfaction of the Senior Director, Growth Management.
20. That, ***prior to registration of the plan of subdivision***, the final plan of subdivision include a block adjacent to Blocks 106 and 107 showing sufficient lands to be dedicated to the City of Hamilton as public highway by Owner's certificate on the final plan of subdivision for road widening on Rymal Road East, to the satisfaction of the Senior Director, Growth Management.

21. That, ***prior to registration of the plan of subdivision***, the Owner / Developer submits the necessary transfer deeds to the City's Legal Department to transfer SWM Facility block (Block 110 – without channel lands) of the draft plan to the City to the satisfaction of the Senior Director, Growth Management.
22. That, ***prior to registration of the plan of subdivision***, the Owner / Developer agrees that Lots 1, 2, 3 and 4 fronting onto to Upper Mount Albion Road will remain undevelopable until such time as municipal services are available to the satisfaction of the Senior Director, Growth Management.
23. That, ***prior to registration of the plan of subdivision***, the Owner / Developer, agrees that Block 109 will not be assumed by the City until the channel works are stabilized and certified by a professional engineer/geomorphologist to the satisfaction of the Senior Director, Growth Management.
24. That, ***prior to registration of the plan of subdivision***, the Owner / Developer shall provide a minimum 6 m maintenance easement along the south limit of Block 105 in favour of the City, to provide access to the channel, to the satisfaction of the Senior Director, Growth Management.
25. That, ***prior to servicing***, the Owner / Developer shall submit a detailed stormwater management report prepared by a qualified professional engineer, in accordance with the City of Hamilton Drainage Policies, City of Hamilton Stormwater Infrastructure Guidelines and the MOECC Stormwater Management Planning and Design Manual (2003), all to the satisfaction of the Senior Director, Growth Management:
  - i. Demonstrating how quality and quantity control criteria established by the governing Subwatershed Study (Davis Creek Subwatershed Study) will be achieved during all phases of development (interim and full build-out);
  - ii. Demonstrating that the design has accommodated for the conveyance of the 100-Year storm event, for lands that are external to the plan of subdivision which currently rely on the land as a means of drainage;
  - iii. Demonstrating that the hydraulic gradeline for the post-development 100-Year storm event is located at or below the top of grate elevation at all inlet locations;

- iv. Verifying that the proposed SWM Facility, Block 110, shall be of sufficient size and shape to adequately accommodate the ultimate SWM facility and accommodate external drainage areas. Until such time as the size and shape are confirmed the adjacent block 105 shall be considered as undevelopable. The SWM facility design geometry shall be as per City of Hamilton Criteria and Guidelines for Stormwater Infrastructure Design (2007), and facility landscaping as per City of Hamilton Landscape Design Guidelines for SWM facilities (2009);

Furthermore, that **prior to assumption**, the Owner / Developer shall agree:

- i. To submit an operation and maintenance manual, as per the City of Hamilton Operation and Maintenance Report for Stormwater Management Facilities (2009), for approval by the Senior Director of Growth Management;
- ii. To keep detailed logs concerning stormwater management facility performance and maintenance, including costs for cleaning and removal of sediment, and submit such logs to the City during pre-grading and construction activities, in accordance with the operation manual;
- iii. To construct, operate and maintenance, at the owner's expense, the stormwater management facility, in a manner acceptable to the City, including any changes to conditions of the MOE's Environmental Compliance Approval, throughout the servicing of all stages of draft plan registration and development of all registered lots and blocks, and external developments contributing runoff to the SMW facility or until such time as determined by the Senior Director of Growth Management; and,
- iv. To remove sediment from the stormwater management facility attributed to development, carry out a bathymetric survey and verify volumetric capacity of the stormwater management facility, prior to release of the Owner's operation and maintenance responsibilities for the stormwater management facility.

26. That, **prior to servicing**, the Owner / Developer include in the engineering design and cost estimates provision for construction of a 1.5 metre high black vinyl coated heavy duty chain link fence along the west limit of Block 108 along the rear of Lots 39 to 51 and south limits of park Block 108 adjacent to the rear of Lots 34 to 36 extending to Upper Mount Albion Road, along the east limit of Block 105 which abuts Block 110 (SWM Pond); along the south limit of Block 105 which abuts Block 109 (Multi-purpose Open Space Corridor) and along the side yards of Lots 34 and 35 which abut Block 111 to the satisfaction of the Senior Director, Growth Management.
27. That, **prior to servicing**, the Owner / Developer include in the engineering design and cost estimates, provision for a 1.5m decorative fence along the north limit of Block 104 adjacent to Street "A" and the south limit of Block 104, adjacent to Street "B", to the satisfaction of the Senior Director, Growth Management.
28. That, **prior to servicing**, the Owner / Developer agrees that the channel profile within (Block 109) shall be designed to convey flows from external lands, to the satisfaction of the Senior Director, Growth Management.
29. That, **prior to servicing**, the Owner / Developer will develop a plan to protect and maintain Karst conduits, soil pipe(s), and sinkholes as identified in the Terra –Dynamics Consulting Inc report, dated December 22, 2014 during development. Furthermore the Owner will ensure that any site works including installation of services and earthworks will not disturb these features to the satisfaction of the Senior Director, Growth Management.
30. That, **prior to servicing**, the Owner / Developer shall submit a Hydrogeological Report to the City, prepared by a qualified professional, to assess impacts, identify any significant recharge and discharge zone, provide recommendations to mitigate the groundwater impacts during any construction within the subdivision including, but not limited to, house construction, address the impacts of the pond bottom elevation below the groundwater table, and to undertake any mitigative works, as recommended, including monitoring, to the satisfaction of the Senior Director, Growth Management. The report shall include a groundwater contingency plan to ensure that an appropriate mitigation strategy is available to be implemented in the case whereof:
  - i. an aquifer is breached during construction;
  - ii. groundwater is encountered during any construction within the subdivision including but not limited to, house construction;
  - iii. sump pumps, if required, are found to be continuously running; and,
  - iv. water supply and sewage disposal systems, and any surface and groundwater related infrastructure, are negatively impacted,

31. That, ***prior to servicing***, the Owner / Developer through a soil consultant or other qualified consultant, shall: check existing wells which provide potable water supply to other properties located within a reasonable distance of the subject lands to establish the existing depth of water within wells, prior to commencement of construction; monitor these wells during construction and continue monitoring and checking the wells after completion of construction until full buildout of the subdivision. Where, in the opinion of the City, if any problems arise, they must be appropriately addressed by the Owner / Developer, to the satisfaction of the Senior Director, Growth Management
32. That, ***prior to servicing***, the Owner / Developer shall include in the engineering design all road geometric to City Of Hamilton standards. The minimum urban residential horizontal centreline road radius excluding 90 deg. Curves shall be; 90m for local roads, 95m for minor collectors and 160m for major collectors, to the satisfaction of the Senior Director, Growth Management:
33. That, ***prior to servicing***, the Owner / Developer include in the engineering design and cost estimate schedules for the draft plan lands installation of sidewalks on both sides of streets 'A', 'B', 'C', 'D', 'E' and 'F', to the satisfaction of the Senior Director, Growth Management Division.
34. That, ***prior to servicing***, the Owner / Developer include in the engineering design and cost estimate schedules provision for the installation of a naturalized multi-purpose open space corridor, including a 4.0m walkway, along the northerly limits of Street 'A' from the Trinity Church Extension to Upper Mount Albion Road, to the satisfaction of the Senior Director, Growth Management Division.
35. That, ***prior to servicing***, the Owner / Developer agrees to provide in writing a plan or procedure for dealing with issues concerning dust control and street cleaning (external roads included) throughout construction within the subdivision. This document will also include, first point of contact, a schedule for regular cleaning of streets that is specific to the methods to be used, the source of water, and the contractor or agent to be used to undertake the works as well as contractor/agent contact information so that the City can direct the work to be completed as necessary all to the satisfaction of the Senior Director, Growth Management.
36. That, ***prior to servicing***, the Owner / Developer shall submit a Wetland Assessment and Water Balance report, prepared by a qualified professional, to assess how base flow will be maintained to the relocated wetlands to the satisfaction of the Senior Director, Growth Management.

37. That, **prior to servicing**, the Owner / Developer include in the engineering design and cost estimates provision for urbanization of Highland Road West from Upper Mount Albion Road to the Trinity Church extension, including but not limited to watermain, sanitary and storm sewers, sidewalks, utilities, intersection improvements at Highland and Upper Mount Albion, to the satisfaction of the Senior Director, Growth Management.
38. That, **prior to servicing**, the Owner / Developer include in the engineering design and cost estimates provision for urbanization of Upper Mount Albion Road from Highland Road West to Rymal Road East, including but not limited to watermain, sanitary and storm sewers, sidewalks, utilities to the satisfaction of the Senior Director, Growth Management.
39. That, **prior to servicing**, the Owner / Developer include in the engineering design for the draft plan lands removal of all trees within the City's road allowance as required by reconstruction on existing streets and pay all costs for the removal and/or replacement of such trees, to the satisfaction of the Senior Director, Growth Management.
40. That, **prior to servicing**, the Owner / Developer be required to relocate, as required, all affected utility poles, hydrants, pedestals, hydro vaults, etc. at his expense, on Highland Road West, Upper Mount Albion Road and Rymal Road East to the satisfaction of the Senior Director, Growth Management.
41. That, **prior to servicing**, the Owner / Developer include in the engineering design and cost estimates provision for the temporary removal and permanent re-instatement of the cul-de-sac in accordance with the City's design requirements at the southerly limit of Upper Mount Albion Road to the satisfaction of the Senior Director, Growth Management.
42. That, **prior to servicing**, the Owner / Developer shall agree that a maximum of 100 residential units of the final plan of subdivision shall be permitted to be constructed with only one (1) public road access to service each phase of the development. A second public road access to the subject lands is required, prior to development, beyond the initial one hundred (100) residential units, to the satisfaction of the Senior Director, Growth Management.
43. That, **prior to servicing**, the Owner / Developer shall acquire the necessary lands from No. 17 Upper Mount Albion Road and No. 1843, 1845 and 1847 Rymal Road East to provide a 26.0m right of way on Street 'E' from Rymal Road East to Street 'D', to the satisfaction of the Senior Director, Growth Management.

44. That, **prior to servicing**, the Owner / Developer agree that the subject lands shall not be developed until such time as suitable sanitary and storm outlets are available on Highland Road West to service the subject lands, to the satisfaction of the Senior Director, Growth Management
45. That, **prior to servicing**, the Owner / Developer shall submit a rock removal protocol and vibration monitoring plan and associated cost estimates, prepared by a licensed Professional Engineer. The cost to implement the Owner's blasting protocol and vibration monitoring plan shall be included in the engineering cost schedules, to the satisfaction of the Senior Director, Growth Management.
46. That, **prior to servicing**, the Owner / Developer agrees that a third party peer review of the proposed blasting protocol and vibration monitoring plan shall be completed. Furthermore, the Owner agrees to pay for the peer review and to provide a cash payment to the City in advance of the peer review, if required, to the satisfaction of the Senior Director, Growth Management.
47. That, **prior to servicing**, where services are to be constructed in rock, the Owner / Developer shall conduct a pre-condition survey of residences within 100 metres and notify residents of rock removal within 200 metres of that phase of construction, to the satisfaction of the Senior Director, Growth Management.
48. That, **prior to servicing**, the Owner / Developer shall include in the engineering design and cost schedules, provision for a minimum of 2.0m separation between foundation walls, in order to accommodate the requirement of an overland flow route to the municipal road allowance with a maximum water surface depth of 0.30m on the rear lot catch basin, to the satisfaction of the Senior Director, Growth Management.
49. That, **prior to servicing**, the Owner / Developer shall submit a detailed sump pump design to include a secondary relief/overflow to the surface. The pump design shall consider the weeping tile inflow based on the groundwater and severe wet weather conditions, to the satisfaction of the Senior Director of Growth Management.
50. That, **prior to servicing**, the Owner / Developer shall indicate all driveway locations on the engineering drawings for all lots, and that no driveway shall be located within a daylight triangle. Further, all driveway locations at bends and corners shall be situated to ensure that the driveways are within their own lot frontages, to the satisfaction of the Senior Director, Growth Management.

51. That, **prior to registration of the plan of subdivision**, the Owner / Developer demonstrates that a 13.0m pavement radius is provided along the inside curb line at the 90 degree bends on Streets "D" and "E" complying with the City's Engineering Guidelines, to the satisfaction of the Senior Director, Growth Management.
52. That, **prior to servicing**, the Owner / Developer prepare an on-street parking plan for Streets "A", "B", "C", "D", "E" & "F" based on the premise of achieving on-street parking for 40% of the total number of units to the satisfaction of the Senior Director, Growth Management.
53. That, **prior to registration of the plan of subdivision**, the Owner / Developer agrees that Block 105 will remain undevelopable until such time as the swm pond (Block 110) shape and size is confirmed to the satisfaction of the Senior Director, Growth Management.
54. That, **prior to registration of the plan of subdivision**, the Owner / Developer agrees to enter into a cost sharing agreement with the Owner of 512 Highland Road West for the urbanization of Highland Road from Upper Mount Albion Road to the Trinity Church Extension, to the satisfaction of the Senior Director, Growth Management.
55. That, **prior to registration of the plan of subdivision**, the Owner / Developer pay the sanitary sewer Summit Park 1 mainline fee of \$6,850.00, to the satisfaction of the Senior Director, Growth Management.
56. That, **prior to servicing**, the Owner / Developer agrees that the maximum permitted impervious coverage on Block 104 cannot exceed the percentage of impervious coverage accounted for in the pond design of Block 110, to the satisfaction of the Senior Director, Growth Management.

#### Geomatics and Corridor Management (Public Works Department)

57. That **prior to servicing** the Owner / Developer's street light design consultant contact the City's Project Manager of Street Lighting and Electrical Engineering prior to preparing their lighting plan to discuss incorporating lighting options to reduce impacts to wildlife along the Street 'A' Park corridor, to the satisfaction of the Director of Engineering Services, Public Works.

58. That **prior to servicing** the Owner / Developer undertake the traffic signal design for the intersection of Upper Mount Albion Road at Dakota/Rymal Road East to include the Upper Mount Albion leg. The design must be completed by a consultant approved by the Traffic Engineering & Operations section of Public Works, to the satisfaction of the Director of Engineering Services, Public Works.
59. That **prior to registration of the plan of subdivision**, the urbanization of Highland Road from Upper Mount Albion Road to the Upper Red Hill Parkway include bike lanes and the requirement that the Applicant confirm the proposed centreline profile of Highland Road provides appropriate driver sightlines. The Owner / Developer must incorporate Transportation Association of Canada methods in the calculations example - driver height at Block 105 driveway locations looking east and west to the windshield (considering street lights on the roadway) of a vehicle on Highland Road, 20 km/h over posted speed, sight lines for left and right turns to attain 85% of design speed per TAC, etc., to the satisfaction of the Director of Engineering Services, Public Works Department.
60. That **prior to servicing**, the Owner / Developer will provide pavement marking drawings related to the urbanization of Highland Road, and Upper Mount Albion Road, in a City format using a traffic engineering consultant approved by the Traffic Operations and Engineering section of Public Works, to the satisfaction of the Director of Engineering Services, Public Works Department.
61. That **prior to registration of the plan of subdivision**, the Owner / Developer confirm that the proposed centreline profile of Upper Mount Albion Road provides appropriate driver sightlines. The Applicant must incorporate Transportation Association of Canada methods in the calculations ie. driver height at future Street A looking north and south to the windshield (considering street lights on the roadway) of vehicle on Upper Mount Albion Road, 20 km/h over posted speed, sight lines for left and right turns to attain 85% of design speed per TAC, etc., to the satisfaction of the Director of Engineering Services, Public Works Department.
62. That **prior to registration of the plan of subdivision**, traffic calming measures be incorporated into the subdivision design to the satisfaction of the Director of Engineering Services. Features may include but not be limited to speed cushions, raised intersections, raised crosswalks, curb extensions, median islands and single lane roundabouts, to the satisfaction of the Director of Engineering Services, Public Works Department.

63. That **prior to registration of the plan of subdivision**, approval for traffic calming features (speed cushions, raised intersections, raised crosswalks, curb extensions, median islands, single lane roundabouts) the Applicant will submit engineering drawings that demonstrate the designs accommodate all road users and provide the necessary road allowance area for street lighting and other utilities, to the satisfaction of the Director of Engineering Services, Public Works Department. Driveway locations for adjacent lots / blocks must also be designed consider the traffic calming features.
64. That **prior to registration of the plan of subdivision**, for any locations where single lane roundabout traffic calming features are proposed we recommend that daylight triangles at be established at 12.0 m x 12.0 m, to the satisfaction of the Director of Engineering Services, Public Works Department. This dimension may be reduced on a location by location basis once engineering designs have been approved and any surplus land identified.
65. That a reference plan be prepared by the Owner / Developer for Upper Mount Albion for the portion between Rymal Road to the internal subdivision intersection in anticipation of renaming the roadway, to the satisfaction of the Director of Engineering Services, Public Works Department.

Hamilton Conservation Authority:

66. That **prior to preliminary servicing and grading**, a Hydrogeology Study is required to the satisfaction of the Hamilton Conservation Authority. This study should include the identification of the hydrologic features and functions in the area, including wetland, creeks, karst and external drainage and how they will be incorporated with the development.
67. That **prior to preliminary servicing and grading**, a Water Balance Study is required to the satisfaction of the Hamilton Conservation Authority. This is required for the site to maintain the water regime. Consideration of the karst features is also required as part of this assessment.
68. That **prior to preliminary servicing and grading**, a Functional Servicing Study and a Storm Water Management Plan is required to the satisfaction of the Hamilton Conservation Authority. The purpose is to maintain the integrity of the features on site and continuation of their function as identified in the Hydrogeology Study.

69. That **prior to preliminary servicing and grading**, a detailed design/restoration plan including a natural channel design for the multi-use corridor is to be completed to the satisfaction of the Hamilton Conservation Authority and, the Director of Planning and Chief Planner.
70. That **prior to preliminary servicing and grading**, a detailed design/restoration plan outlining restoration techniques and a planting plan is required for the compensation wetland to the satisfaction of the Hamilton Conservation Authority and, the Director of Planning and Chief Planner. The design/restoration plan shall be based on the completed environmental impact study and the compensation wetland should be established and functioning before removal of the on-site wetland.
71. That **prior to registration of subdivision agreement**, an external works agreement is required between the developer and the Hamilton Conservation Authority regarding the completion of the compensation wetland to be located on the Eramosa Karst Conservation Area. The external works agreement will provide direction regarding the costs associated with the design, construction and monitoring of the compensation wetland in addition to addressing liability issues. All costs are the responsibility of the developer.
72. That **prior to registration of subdivision agreement**, a specific monitoring plan is required to the satisfaction of the Hamilton Conservation Authority. The monitoring plan will monitor the design of the multi-use corridor and its effectiveness in the movement of wildlife as well as monitor the compensation wetland.
73. That **prior to preliminary servicing and grading**, a Grading Plan and Erosion and Sediment Control Plan is required for the subject lands and should be prepared to the satisfaction of the Hamilton Conservation Authority. The Grading Plan and the Erosion and Sediment Control Plan should include provisions and allowances for the phasing of the development over time.
74. That **prior to preliminary servicing and grading**, a Karst Assessment Study is required and should be prepared to the satisfaction of the Hamilton Conservation Authority.
75. That **prior to preliminary servicing and grading**, an environmental impact study is required to be completed to the satisfaction of the Hamilton Conservation Authority. The Environmental Impact Study should address potential for species at risk, fish habitat and the existing condition of the wetland located on the subject lands (features, functions and area of wetland). This information will be utilized in the design of the compensating wetland.

76. That the required permits for the development of the subjects shall be obtained as required from the Hamilton Conservation Authority pursuant to the HCA's Development, Interference with Wetlands, and Alteration to Shorelines and Watercourses Regulation 161/06 under Ontario Regulation 97/04.

#### Canada Post

77. That the owner shall provide Canada Post with the excavation date for the first foundation / first phase as well as the date development work is scheduled to begin, along with the expected installation date(s) for the CMB(s), to the satisfaction of Canada Post and the Senior Director of Growth Management.
78. That the owner will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied, to the satisfaction of Canada Post and the Senior Director of Growth Management.

#### Business Programs (Public Works Department)

79. That, **prior to servicing**, the Owner agrees that waste collection service will commence when the development is substantially completed, and there is free and clear access, which may also include collecting and relocating the garbage to a centralized location that is easily accessible. The Owner agrees to contact the Public Work's department to request the start of waste collection service, which includes a site visit by Public Work's staff prior to the start of the service, to the satisfaction of the Director of Public Works, or his / her designate.

#### NOTES TO DRAFT PLAN APPROVAL

**NOTE:** Pursuant to Section 51(32) of the *Planning Act*, draft approval shall lapse if the plan is not given final approval within 3 years. However, extensions will be considered if a written request is received before the draft approval lapses.